

BUILDING APPROVALS - APRIL, 1957.

The number of approvals issued for new dwellings during April, 1957, was 744, estimated to cost £1,826,800. Although this number was 204 below the total recorded for April, 1956, it was 102 above the number for March, 1957. Additions and alterations to dwellings, valued at £211,200, were 14 per cent. above their total for April, 1956.

Approvals of new buildings other than dwellings, valued at £1,630,400, were more than twice the value recorded for April, 1956, and over three times the value for March, 1957, while additions and alterations to these buildings at £147,000 were 19 per cent. below the figure for the corresponding month of 1956.

The following table gives particulars of building operations approved in Queensland during the month of April, 1957.

Building Approvals, Queensland, April, 1957.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Local Authority.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions, &c.		New.		Additions, &c.		
	No.	£	No.	£	No.	£	No.	£	
<u>Metropolitan-</u>									
City of Brisbane ..	288	796,555	294	96,275	49	377,328	65	84,404	1,354,562
<u>South-Eastern-</u>									
City of Bundaberg ..	15	29,045	31	6,709	1	13,500	4	3,138	52,392
Gympie ..	5	10,700	5	2,000	1	3,000	-	-	15,700
Ipswich ..	42	93,975	17	3,162	-	-	2	2,330	99,467
Maryborough	6	13,400	13	2,730	7	32,050	6	2,900	51,080
Town of Redcliffe ..	35	59,328	27	11,813	11	11,195	1	6,000	88,336
South Coast	49	114,466	29	18,389	30	827,790	5	5,843	966,488
Shires	83	179,212	79	20,095	18	16,892	30	7,588	223,787
<u>Total</u>	235	500,126	201	64,898	68	904,427	48	27,799	1,497,250
<u>Toowoomba & S. West-</u>									
City of Toowoomba ..	20	56,750	34	4,816	5	57,166	8	4,263	122,995
Warwick ..	3	7,700	4	1,200	-	-	1	75	8,975
Town of Charleville	12	32,016	14	2,714	1	33,764	1	1,000	69,494
Dalby ..	6	12,820	14	2,370	1	7,000	1	600	22,790
Goondiwindi	4	6,800	4	744	-	-	-	-	7,544
Roma ..	3	5,800	11	3,135	4	19,000	4	3,652	31,587
Shires	14	31,075	26	7,211	20	41,590	8	2,692	82,568
<u>Total</u>	62	152,961	107	22,190	31	158,520	23	12,282	345,953
<u>Central & Mackay-</u>									
City of Mackay ..	7	17,100	1	750	9	5,425	-	-	23,275
Rockhampton	12	28,310	22	3,045	9	25,150	5	4,892	61,397
Town of Gladstone ..	-	-	-	-	-	-	-	-	-
Shires	17	36,532	3	370	2	22,500	3	1,160	60,562
<u>Total</u>	36	81,942	26	4,165	20	53,075	8	6,052	145,234
<u>Northern-</u>									
City of Cairns ..	20	48,728	16	3,455	8	15,904	9	4,765	72,852
Charters Trs.	-	-	1	400	1	200	-	-	600
Townsville	19	47,635	20	9,108	4	32,315	6	5,875	94,933
Town of Bowen ..	-	-	2	300	-	-	-	-	300
Hughenden ..	-	-	-	-	-	-	-	-	-
Thursday Is.	-	-	-	-	-	-	-	-	-
Shires	84	198,850	47	10,365	29	88,587	16	5,836	303,638
<u>Total</u>	123	295,213	86	23,628	42	137,006	31	16,476	472,323
<u>Total State</u> ..	744	1,826,797	714	211,156	210	1,630,356	175	147,013	3,815,322

There were 288 dwellings approved in Brisbane during April, 1957, or 39 per cent. of the State total. Although this number was only half the abnormally high figure for April, 1956, which included 327 dwellings approved by the Queensland Housing Commission, it showed an increase of 12 per cent. on the previous month of 1957. Outside Brisbane, the greatest numbers of approvals were issued in the Local Authority Areas of South Coast (49), Ipswich (42), Cloncurry (36), and Redcliffe (35).

Approvals for all work other than dwellings in April, 1957, totalled £1,777,400, which was almost twice the corresponding value for April, 1956. Brisbane's total of £461,700, although up to the average for recent months, accounted for only 26 per cent., while the Town of South Coast recorded its highest total ever for all work other than dwellings (£833,600), mainly new hotels, and provided 47 per cent. of the State total. High figures were recorded in Toowoomba (£61,400), Townsville (£38,200), Maryborough (£35,000), and Charleville (£34,800).

The next table shows monthly totals for the whole State from April, 1956, to April, 1957.

Building Approvals, Queensland.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Month.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions and Alterations.		New.		Additions and Alterations.		
	No.	£	No.	£	No.	£	No.	£	
<u>1956.</u>									
April ..	948	2,748,377	709	185,681	139	761,486	167	182,295	3,877,839
May ..	743	1,787,273	819	223,266	147	1,072,843	215	265,417	3,348,799
June ..	1,058	2,872,034	711	198,385	197	1,092,249	191	338,083	4,500,751
July ..	710	1,710,074	765	217,256	177	1,114,232	193	211,543	3,253,105
August	720	1,737,492	831	230,294	210	1,175,103	207	214,249	3,357,138
September	728	1,694,585	756	252,458	173	1,148,063	199	224,305	3,319,411
October	874	2,092,620	802	253,970	216	1,848,407	211	254,908	4,449,905
November	938	2,332,919	786	226,888	201	1,138,600	199	210,557	3,908,964
December	979	2,909,755	617	154,686	183	811,487	118	129,759	4,005,687
<u>1957.</u>									
January	598	1,481,835	590	154,042	152	777,516	152	154,938	2,568,331
February	596	1,497,893	652	178,294	224	1,214,004	160	113,057	3,003,248
March ..	642	1,564,988	674	209,352	153	493,237	187	159,747	2,427,324
April ..	744	1,826,797	714	211,156	210	1,630,356	175	147,013	3,815,322

Of the total value of all approvals issued during April, 1957 (£3,815,300), work on dwellings represented 53.4 per cent. (new dwellings 47.9 per cent., and additions and alterations 5.5 per cent.), while work on buildings other than dwellings was 46.6 per cent.

The average estimated costs per dwelling approved in April, 1957, were Brisbane, £2,766; other Cities and Towns, £2,266; and all Shires, £2,251. The averages for the four months ended 30th April, 1957, were Brisbane, £2,781; other Cities and Towns, £2,332; and all Shires, £2,186. These averages were higher than the corresponding figures for the four months ended 30th April, 1956, by 8.5, 3.7, and 7.8 per cent. respectively.

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BRISBANE.

21st June, 1957.